

QUITCLAIM DEED WITH COVENANT

010118

ROSEMARY D. MALPASS (formerly known as ROSEMARY E. DAVIS) of Waterville, County of Kennebec and State of Maine for consideration paid, grants to ROSEMARY D. MALPASS and DONALD J. MALPASS of Waterville, County of Kennebec and State of Maine with QUITCLAIM COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine and State of Maine, bounded and described as follows, to wit:


The UNIT known and designated as Unit 304 in RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984 and filed in the Kennebec County Registry of Deeds, in Plan File #E-85011. Specific reference is made to the RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 31, 1985 and is recorded in said Registry of Deeds, in Book 2769, Page 33, and the same is incorporated by reference herein, together with the First Amendment to this Declaration dated February 18, 1986 and recorded in said Registry of Deeds in Book 2914, at Page 265. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium), as Exhibit D to the Declaration are recorded in said Registry in Plan Files #E-85012, #E-85013, #E-85014, #E-85015, #E-85016 and #E-85017, together with a revised plan dated January 17, 1986 and recorded in File #E-86020.

NO TRANSFER  
TAX PAID

Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed to Rosemary E. Davis (now known as Rosemary D. Malpass) by warranty deed from FSD Associates, Inc., dated March 25, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2938, Page 307.

WITNESS my hand and seal this 17th day of April, 1992.


  
witness

  
ROSEMARY D. MALPASS

THE STATE OF MAINE  
Kennebec, ss.

April 17, 1992

Then personally appeared the above named ROSEMARY D. MALPASS and  
acknowledged the foregoing instrument to be her free act and deed.

Before me, 

Notary Public

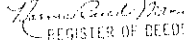
92T02-MALPASS

**DAVID R. WHITTIER**  
**MY COMMISSION EXPIRES:**  
**AUGUST 31, 1993**



RECEIVED KENNEBEC SS.

1992 APR 28 AM 9:00

ATTEST:   
REGISTER OF DEEDS